DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1155/21/HFUL
Proposal: Extend existing garage (single front elevation) and convert to bathroom/utility with 1no. new rooflight to flat roof.
Location: 6 Ganton Court
South Shields
NE34 8AW

Site Visit Made: 16/12/2021

Relevant policies/SPDs

1 DM1 - Management of Development (A, B and G)
2 SPD6 – Parking Standards
3 SPD9 - Householder Developments

Description of the site and of the proposals

The site to which the application relates is a semi-detached bungalow located within an established residential area. The host dwelling is eastern facing at the end of the cul-de-sac of Ganton Court in South Shields. The host property features a paved driveway to the south side of its front curtilage. This driveway extends up to an existing flat roofed garage attached to the rear of the host property's side (southern) elevation. This garage is adjoined to the attached garage of the property to the south (No. 8 Ganton Court). No. 8's garage is set approximately 1.3 metres further forward than the host property's garage.

The proposal relates to a single storey extension which shall adjoin and project approximately 1.3 metres from the front (eastern) elevation of the host property's existing side garage. This extension will incorporate a window to its front (eastern) elevation. The proposal also relates to the conversion of the garage space to a new bathroom and utility area with 1no. rooflight proposed to the flat roof of the garage. The proposal would be constructed with brick walls and frames to match those of the existing dwelling and will feature a dark grey fibreglass roof finish.

Publicity / Consultations (Expiry date: 23/12/2021)

1) Neighbour responses

None received.

2) Other Consultee responses

None received.

Assessment

The main issues relevant to the assessment of this proposal are the:

- Design of the proposal and its impact on visual amenity; and
- Impact on residential amenity
- Highway Safety and Off-Road Parking.

Design/Visual Amenity

The proposed garage extension is considered to be a suitably well designed and a subservient addition in relation to the main property. Although visible from the public domain, the proposed extension is considered to be relatively minor in nature and will feature materials that would match the existing property meaning it will not result in any harm to the character and appearance of the host dwelling or surrounding area. Therefore, it is judged that the overall development would convey sensitive consideration of its surroundings, having regard to scale and proportions and use of materials and would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Residential Amenity

The impact of the proposed development on the amenity of neighbouring occupants is an important material consideration, with particular regard to No. 8 Ganton Court to the south.

It is not considered that the proposed development would significantly affect the amenity of No. 8 through any overbearing, dominance or overshadowing effects, or significantly impact on the outlook or privacy of this property. This is due to the fact that the proposed development will contain no side windows and would not project beyond the front (eastern) elevation of No. 8's existing garage and will only result in a minimal increase in height in comparison to the host's existing garage roof height. The proposed development will not result in any harm to the residential amenity of any other nearby occupants given that it will be located at a significant distance away from any common boundaries with these neighbouring properties.

It is not considered that the proposal has any potential to materially harm the residential amenity of any neighbouring occupier. Therefore, the proposed development is considered to be in accordance with Policy DM1 (B), while having regard to the principles set out in SPD 9.

Highway Safety and Off-Road Parking

The proposed development will result in the loss of the garage as a useable parking space and will reduce the existing driveway length to the front of the host property. However, a driveway length of approximately 8.9 meters will remain to the front where a vehicle can continue to be parked without affecting the public footpath. Therefore, the proposal would be acceptable in terms of highways safety and would be in accordance with LDF Policy DM1 (G).

Summary

It is considered that the development would be in accordance with LDF Policy DM1 (A, B and G), the associated Supplementary Planning Documents (SPD) 9 'Householder Developments' and SPD6 'Parking Standards', and the requirements of the National Planning Policy Framework.

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Grant Permission Householder with Conditions

Conditions

1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.

2 The development shall be carried out in accordance with the approved plans as detailed below:

- Existing and Proposed Plans (Drg No. 0751-6787-199) received 17/11/2021
- Proposed Elevations and Section (Drg No. 1) received 17/11/2021
- Proposed Site and Roof Plan received 17/11/2021

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

3 The external surfaces of the development hereby permitted shall be as stated on the proposed plans (Drg No. 0751-6787-199) received 17/11/2021. Unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policy DM1.

Informatives

1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework to seek to approve applications for sustainable development where possible.

2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

3 UNIQUE NOTE TO APPLICANT

Your attention is drawn to the Party Wall Etc. Act 1996, which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or building regulations approval and you can find out more about it at:
https://www.gov.uk/party-wall-etc-act-1996-guidance

Case officer: James Wellwood
Date: 23/12/21

Authorised Signatory:
Date:

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